



**69 Springwood Gardens, Woodthorpe – NG5 4HD**

Guide Price **£325,000**

**DavidJames**  
the estate agent



## 69 Springwood Gardens

Woodthorpe, Nottingham

Beautifully-presented detached bungalow close to Mapperley's amenities - ideal for those seeking single-storey living! Lounge/diner, modern kitchen, 3 beds and a beautiful garden, drive and garage!

Council Tax band: C

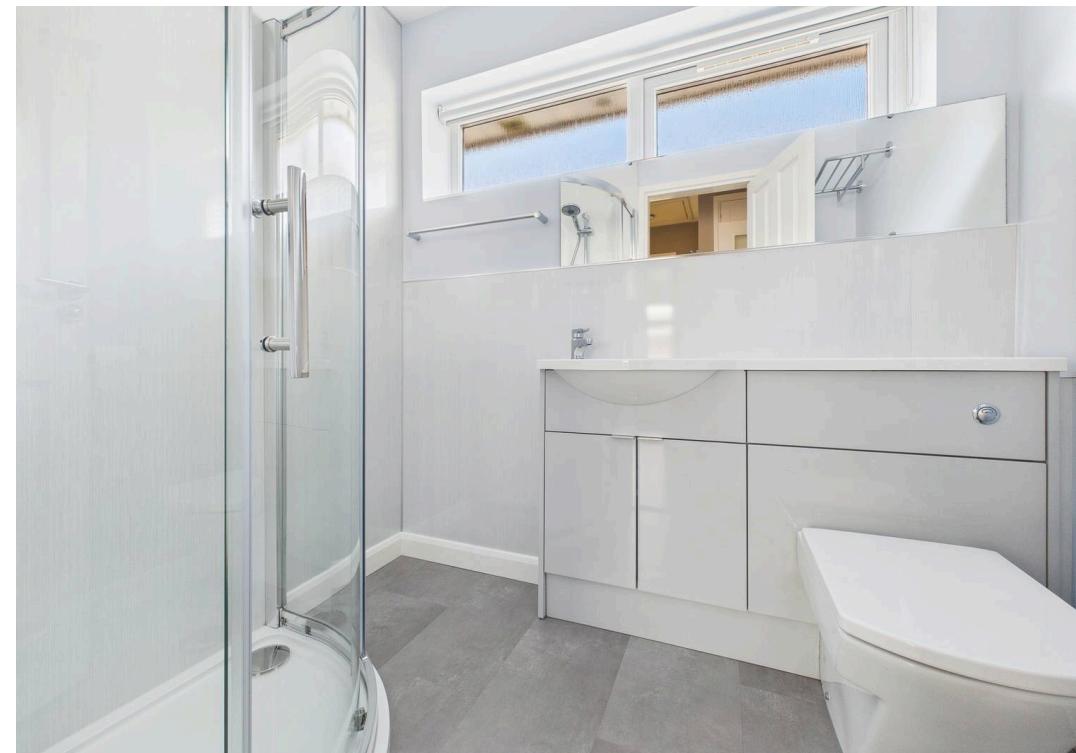
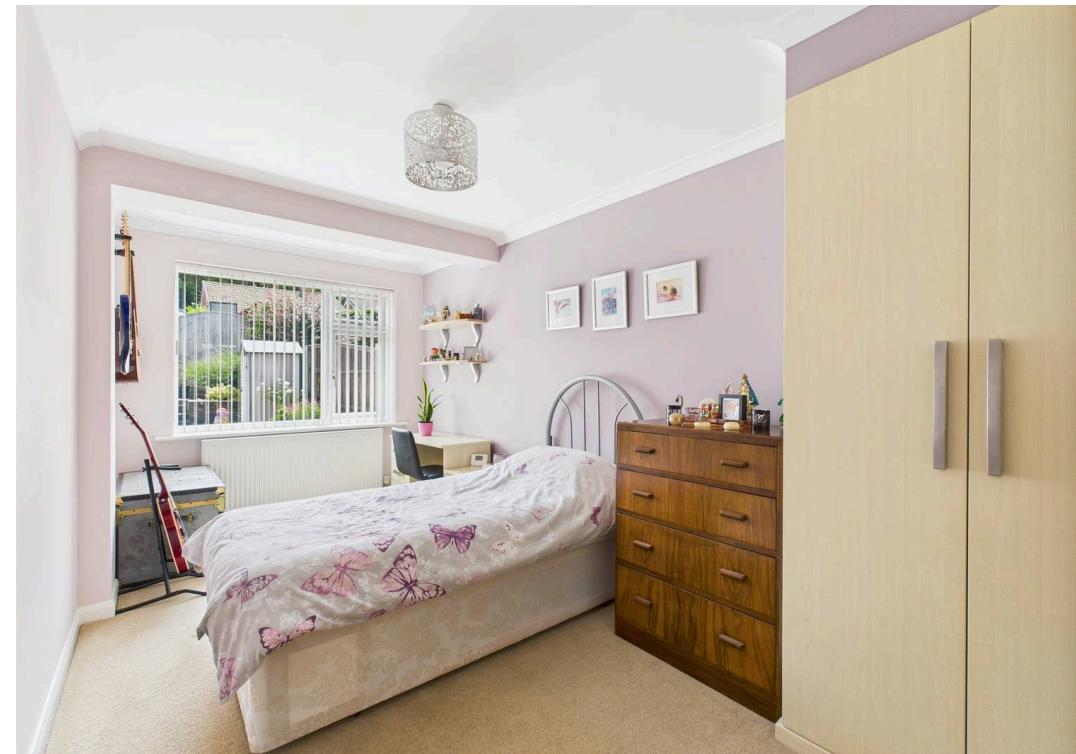
Tenure: Freehold

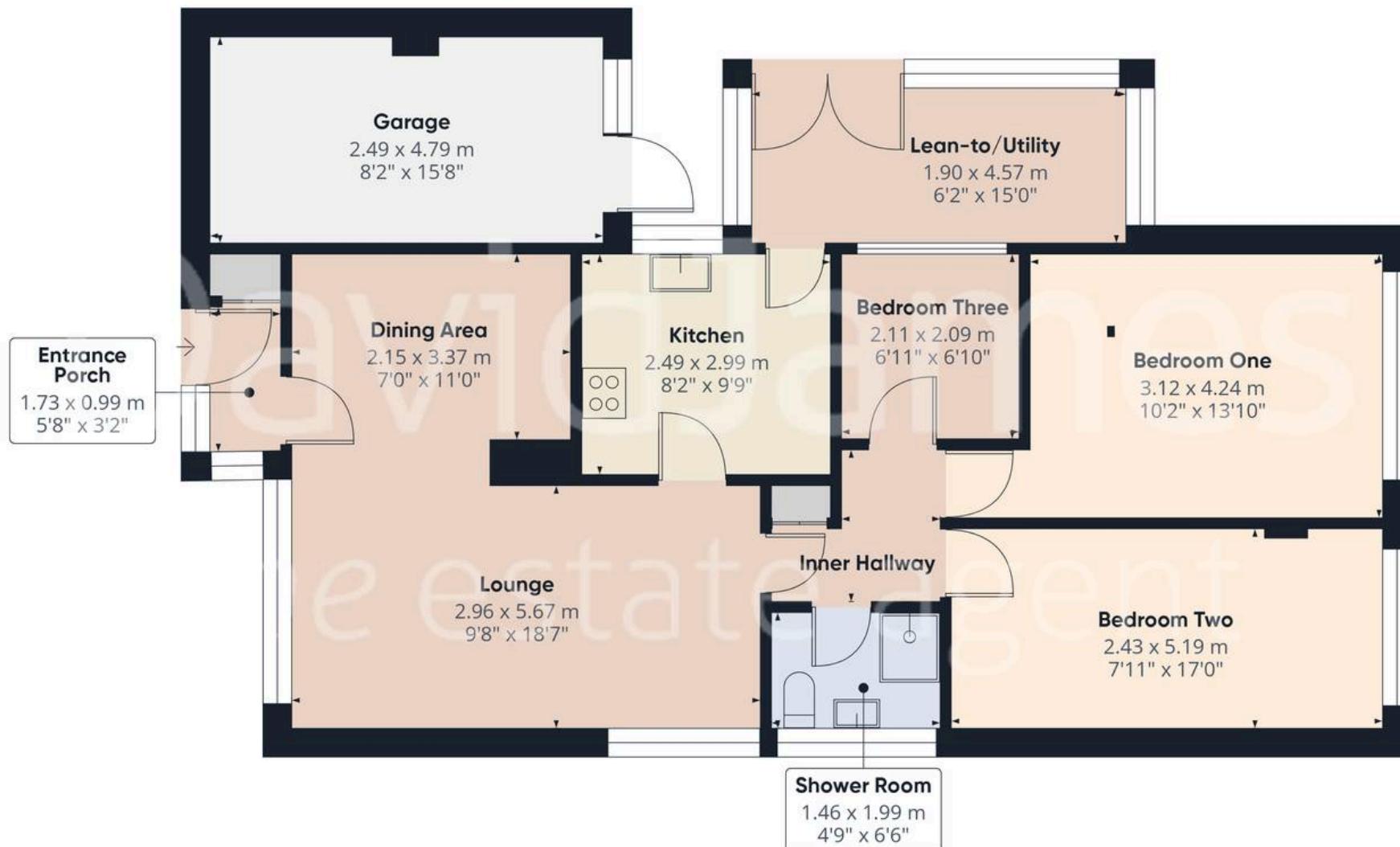
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Beautifully-presented detached bungalow
- Perfect for those seeking the benefits of single-storey living
- Popular location within easy reach of Mapperley's nearby amenities, frequent bus services and open green spaces
- Bright and welcoming open plan lounge/dining room with a feature gas fire
- Superb modern fitted kitchen with a variety of integrated appliances
- Versatile lean-to/utility providing space for laundry appliances
- Three bedrooms (bedrooms one and two with fitted wardrobes and matching bedroom furniture)
- Contemporary shower room with a three-piece white suite
- Stunning south-easterly facing rear garden with lawn, established planting and patio seating space
- Driveway providing parking and access to the useful garage







(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



## David James Estate Agents

David James Estate Agents, 45B Plains Road - NG3 5JU

0115 962 4213 • [mapperley@david-james.com](mailto:mapperley@david-james.com) • [www.david-james.com](http://www.david-james.com)

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.